

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		RUSSELL PL, ARLINGTON

## OWNERSHIP

Owner 1:	GREELY KEVIN F			Prim
Owner 2:	GREELEY ANN M			Prim
Owner 3:				Prim
Street 1:	5 RUSSELL PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	GERSHKOWITZ DONNA L -		
Owner 2:	-		
Street 1:	5 RUSSELL PL		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 1198 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	542,500			542,500
Total Card	0.000	542,500			542,500
Total Parcel	0.000	542,500			542,500
Source: Market Adj Cost	Total Value per SQ unit /Card:		452.84	/Parcel: 452.84	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	542,500	0	.		542,500		Year end	12/23/2021
2021	102	FV	533,400	0	.		533,400		Year End Roll	12/10/2020
2020	102	FV	524,200	0	.		524,200	524,200	Year End Roll	12/18/2019
2019	102	FV	557,300	0	.		557,300	557,300	Year End Roll	1/3/2019
2018	102	FV	508,200	0	.		508,200	508,200	Year End Roll	12/20/2017
2017	102	FV	443,600	0	.		443,600	443,600	Year End Roll	1/3/2017
2016	102	FV	443,600	0	.		443,600	443,600	Year End	1/4/2016
2015	102	FV	425,000	0	.		425,000	425,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

[illegible]

050.A-0001-0005.0

## PRINT

Date	Time
12/30/21	19:33:49

**LAST REV**

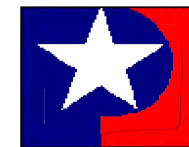
Date	Time
10/17/19	13:22:0

aprc

14737

**USER DEFINED**

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



**Patriot**  
Properties Inc.

Type:	8	- Condo TnHs.	
Sty Ht:	2	- 2 Story	
(Liv) Units:	1	Total:	1
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	2	- Clapboard	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

## GENERAL INFORMATION

Grade: B- - Good (-)	
Year Blt:	2003
Alt LUC:	
Jurisdic	G18
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.121000051
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s: 3				BR:s: 1			Baths: 1		HB: 1		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	N	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	7.7%

## CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	1.00083470
Const Adj.:	0.94022763
Adj \$ / SQ:	235.253
Other Features:	53169
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587762
Depreciation:	45258
Depreciated Total:	542504

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	1	
<b>Totals</b>				
1		3	1	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,198	235.250	281,833
Net Sketched Area:		1,198	Total:	281,833
Size Ad	1198	Gross Area	1198	FinArea
				1198

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
33						
33						
98						

## IMAGE

**AssessPro** Patriot Properties, Inc

